

1. Is there a site plan showing the existing utilities at the site? If so, can this site plan be sent out?
 - i. **NO**
2. Based on anticipated patient load, what is the minimum size of the waiting and receptions area for the clinic?
 - i. **360sq ft. Minimum**
3. What is the minimum size for the file storage area?
 - i. **this area can be within conjunction with Nursing Area**
4. Does the pharmaceutical storage area require a window for dispensing medicines or is this room just for medicine storage only?
 - i. **NO**
5. Is there a minimum size required for the exam rooms?
 - i. **Follow the code FACILITY GUIDELINES 2018 FOR HEALTHCARE FACILITES**
6. Do you require windows/natural lighting in the exam rooms?
 - i. **NO**
7. Is there a preferred window size for the modular clinic?
 - i. **NO**
8. How much cabinet space do you require in the exam rooms?
 - i. **NONE**
9. Please clarify the size and use of the biohazard storage area?
 - i. **Follow the code FACILITY GUIDELINES 2018 FOR HEALTHCARE FACILITES**
10. Should the modular contractor supply biohazard storage boxes mounted to the wall in each exam room?
 - i. **NO**
11. Will wall mount HVAC units be acceptable or should the HVAC system be a roof top system?
 - i. **WALL MOUNT**
12. What is the minimum size required for the conference room?
 - i. **120 SQUARE FEET**
13. Is the skirting material used to enclose the crawl space to match the exterior of the modular clinic or do you want a more permanent crawl space enclosure such as brick or concrete stem wall?
 - i. **Matching material preferred. No permanent brick is required.**
14. Will a T-Grid acoustical ceiling be acceptable? With a fire alarm and security system required, this type of ceiling would allow for a much simpler installation of these systems?
 - i. **YES BUT MUST BE LIFE SAFETY CODE FOR CURRENT FIRE CODE**
15. Does the medical center have a preferred supplier or model for the fire alarm system and security system?
 - i. **Owner currently uses ITS FIRE ALARM LLC**
16. Is there a soil compaction report available for the planned building site or is that the responsibility of the modular contractor?
 - i. **No, AWARDED VENDOR to provide.**
17. It is assumed that the interior doors are to be solid core wood doors for privacy reasons. Please confirm.
 - i. **YES**
18. What are the required STC ratings for interior partitions?
 - i. **I. Insulate the walls for all exam rooms STC of 60>**
19. What are the door hardware requirements for interior and exterior doors?

- i. **NONE**
- 20. Who will be responsible for determining the adequacy of existing utilities that would serve the proposed building?
 - i. **OWNER WITH AWARDED VENDOR**
- 21. Will floor drains be required in any rooms?
 - i. **JANITORIAL ROOM**
- 22. The Project Definition, #3, Item F refers to matching the floor heights of "adjacent trailers in each cluster of buildings". Which adjacent trailers and/or buildings are being referred to by this item?
 - i. **THIS WILL BE THE ONLY BUILDING, EACH BUILDING MUST BE LEVEL**
- 23. The Project Definition, #3, Item K indicates that LKMC intends to furnish all trailers with exam equipment and furniture. Who will be responsible for the installation of exam equipment and furniture?
 - i. **LKMC**
- 24. Please provide the utility, power and infrastructure requirements for all equipment to be provided by others.
 - i. **POWER, WATER AND SEWER WILL BE PROVIDED WITH 5 FT OF BUILDING**
- 25. What are the requirements for voice, data and computer systems wiring and devices?
 - i. **TO BE PROVIDED BY OWNER**
- 26. Who will be responsible for the installation of voice, data and computer systems wiring and devices, and connection of these systems to existing campus systems?
 - i. **OWNER**
- 27. Will a nurse call system be required?
 - i. **NO**
- 28. What are the cabinetry/millwork requirements for the nurse's station?
 - i. **TWO (2) NURSE work stations**
- 29. Are there any signage, room identification or wayfinding requirements to be included as part of this bid? If yes, what are the requirements?
 - i. **NO**
- 30. Are any chair rails or corner guards required in the facility?
 - i. **NO**
- 31. Will privacy curtains/tracks be required in the exam rooms?
 - i. **NO**
- 32. Is a bid bond required?
 - i. **A Performance bond is required per bid documents.**
- 33. What types of procedures will be performed in the clinic?
 - i. **SERVICES WILL VARY**
- 34. Will all patients at the clinic be capable of self-preservation?
 - i. **YES**
- 35. Is there a color temperature requirement for the exam room light fixtures?
 - i. **NO**
- 36. Will ASHRAE 170 be required as the minimum standard for ventilation?
 - i. **YES, APPLIES TO OUTPATIENT SERVICES**
- 37. What types of medicines, drugs and other substances will be kept in the pharmaceutical storage?
 - i. **Type will vary**
- 38. What are the security requirements for pharmaceutical storage?
 - i. **LOCKABLE DOOR**

39. Will any compounding or mixing of medicines occur within the proposed clinic?
i. **No**
40. Will any new standard or ADA parking be required for the proposed clinic?
i. **ADA RAMPS AND DOORS, NO PARKING**
41. Will sidewalks from the existing parking lot to the ramps/steps of the proposed clinic be required?
i. **NO**
42. Will any new site lighting be required for the proposed clinic?
i. **NO**
43. Will gutters and downspouts with splash blocks at grade be acceptable? Or will connection to an existing site storm water system be required?
i. **N/A**
44. What are the landscaping requirements for the proposed clinic?
i. **N/A**
45. Is the proposed site within a flood zone?
i. **NO**
46. Are there any requirements for the cabinetry to include locks?
i. **NO**
47. How many windows are required for the waiting/reception check in and check out areas?
i. **One interior window.**
48. Does the campus have a preferred vendor for their Fire Alarm? If so can they share that contact information?
i. **Owner currently uses ITS FIRE ALARM**
49. Since they are using federal funds will Davis Bacon Wage rates apply? Certified payrolls?
i. **NO**
50. Can buildings be stored on site for a day or so until set takes place?
i. **YES FOR 2 DAYS**
ii. **LKMC REQUIRES A WEEK NOTICE FOR DELIVERY**
51. Can information for professional services they currently use be shared? (Architect, engineer etc.)
i. **WE HAVE NO ASSIGNED ARCHITECT OR ENGINEER to this project**
52. Who is the governing body that permits need to be sent to?
i. **TANGIPAHOA PARISH GOVERNMENT**
53. Do we need to specify a delivery date after receipt of order on bids?
i. **YES**
54. There is a stucco material that is Hardi Panel, is that acceptable?
i. **YES**
55. Is there any special door hardware?
i. **MUST MEET CODE**
56. Are hospital grade receptacles required?
i. **MUST MEET CODE**
57. Lighting will be LED in lieu of Fluorescent, is that acceptable?
i. **YES**
58. Are you wanting PLAM cabinets and countertops opposed to wood?
i. **MUST MEET STANDARDS FOR HEALTHCARE FACILITY WE PREFER NO WOOD**
59. Do you want shelving in the supply closet? Of so what sizes and how many?
i. **NO**

60. Are you requiring a building and delivery schedule to be turned in with the bid?
i. **NO**
61. Will the Lallie Kemp Medical Center (LKMC) extend sidewalks to our ADA wheelchair ramp and steps?
i. **NO**
62. Is the electrical power single or three phase? What is the voltage?
i. **3 PHASE TO BE DETERMINED BY VENDOR**
63. Is LKMC extending the electrical power to the building via overhead or underground?
i. **UNDERGROUND**
64. Will LKMC temporarily remove the overhead lines allowing the modular units to enter the site from the new parking lot?
i. **NO AWARDED VENDOR WILL BE RESPONSIBLE**
65. The building is to have stucco exterior. Is painted cement fiber stucco pattern siding acceptable?
i. **YES**
66. Is the required burglar alarm to be connected to a master system on campus or a stand-alone type?
i. **STAND ALONE**
67. Is the required fire alarm to be connected to a master system on campus or a stand-alone type?
i. **STAND ALONE**
68. 3 D, top of page 2. When you state concrete foundation, do you want a slab or could this mean poured concrete footers for each pier? The plans will call for poured footers.
i. **SLAB**
69. 3 H, page 2. Fire and burglar alarm. Could you provide the vendor information that is already contracted for this campus? Wouldn't it make sense to use the same firms?
i. **ITS FIRE ALARM**
70. For the sinks in the exam rooms, do you simply want a wall hung hand sink or do you want a base cabinet and/or overhead cabinets?
i. **WALL HUNG**
71. Do you want a writing ledge at the reception area with a by-pass window?
i. **YES**
72. 3 I, page 2. What do you mean by Stucco Exterior? Do you want a cement board Stucco profile or do you mean an EIFS troweled on to a surface? Big difference in cost.
i. **CEMENT BOARD STUCCO**
73. Would you consider changing from fluorescent to LED? LED are becoming more popular; the cost is still a bit more but LED are ecofriendly.
i. **YES**
74. 3 M, page 2. LASFM requirements will require a site plan. You do not state who will provide such a plan. It must be stamped by an architect. Will you provide the site plan?
i. **VENDOR SHALL PROVIDE**
75. It was mentioned that the pad should be higher than the current elevation. Do you have a desired finished floor elevation?
i. **SEE PROJECT DEFINITION PAGE 2 ITEM F**
76. Do you want the sidewalk in the back of the proposed building (where we stood at the visit) to tie into the new sidewalks?
i. **NO**

77. Do we have to supply a site plan with the bid? To pay an architect to supply this is another big expense.

i. **NOT REQUIRED**

78. Could you supply the company name and contact for the following with whom you have a contract: architect, fire alarm, security alarm, electrician, and plumber.

i. **NO ONE IS CONTRACTED FOR THIS PROJECT**

79. Are you confident that the current water supply and sewer can sustain another building on campus?

i. **YES**

80. Do you expect the site work to include storm water drainage? There is an inlet, adjacent to the parking lot that we can tie into.

i. **NO**

81. To be clear, the power is to connect to the transformer behind the proposed building, correct?

i. **YES**

82. Do you expect medical grade HVAC systems?

i. **NO**

83. Is the owner supplying the phone and IT systems?

i. **YES**

84. Do you have a waiting room size? Since this is Covid related, the assumption is that you'll need a large waiting room or walls to separate patients.

i. **360 SQUARE FEET MINIMUM**

85. Do you want a writing ledge in each exam room for the provider to be able to make notes, write prescriptions or orders? A sink base cabinet with an adjacent open writing desktop should work.

i. **NO**

86. How many nurses will be working in the nurse area?

i. **2**

87. It was mentioned that the aluminum ramp and/or steps should end on the asphalt. Is this correct?

i. **YES**

88. Do you have any specifications for door awnings?

i. **NO**

89. Do you have specifications for the floor covering, ceiling material, lighting, wall coverings or roof?

i. **SEE PROJECT DEFINITION PAGE 2 ITEM I**

ii. **MUST MEET FIRE SAFETY CODES FOR HEALTHCARE FACILITIES**

90. Do you expect any landscaping?

i. **NO**

91. Is there a soil report on the property? If there is no report please provide an assumed soil bearing that should be used for foundation design. If no report is available should we include the cost of providing one?

i. **NO SOIL REPORT AVAILABLE**

ii. **SOIL REPORT IS VENDOR'S RESPONSIBILITY**

92. What material should be used for the steps, decks and ramp systems: Wood, concrete or aluminum?

i. **ALUMINUM**

93. Please clarify the extent of the utility connections.

i. **Owner will bring utilities within 5 feet of the building.**

94. Will LSU bring the electrical service to the building envelope? If not please provide the assumed point of connection.
i. **Owner will bring utilities within 5 feet of the building.**
95. Who will be providing the MDP (Main Distribution Panel)?
i. **Owner will bring utilities within 5 feet of the building.**
96. Who will run the feeders from the MDP to the modular building individual subpanels?
i. **VENDOR**
97. Will LSU be bringing the water and sewer to the building envelope? If not please provide the assumed point of connection.
i. **YES**
98. Will the fire alarm be a stand-alone system or will it be tied into an existing system? If tied into an existing system, please provide the connection point.
i. **STAND ALONE**
99. Will the security alarm be a stand-alone system or will it be tied into an existing system? If tied into an existing system, please provide the connection point.
i. **STAND ALONE**
100. Should the sinks in the exam rooms have cabinets above and below?
i. **NO**
101. Is the intent to have stucco installed on site or can fiber cement panels with a stucco appearance be accepted? No site installation is required with fiber cement panels.
i. **A .FIBER CEMENT PANELS are acceptable**
102. Shall the ceiling be T-Grid 2 x 4 fluorescent lights or a hard ceiling with surface mounted 1 x 4 fluorescent lights? Please confirm fluorescent lights instead of LED lighting.
i. **T-GRID LED LIGHTING is acceptable**
103. Interior doors should be hollow core or solid core?
i. **SOLID**
104. Who is providing the data? If the contractor is not providing any data connection how many data drops should be estimated for future connection?
i. **LKMC**
105. Should a mini-split AC be installed in the data closet?
i. **NO**
106. Who will be obtaining the building permit? What site drawings will be provided to the contractor if the permit is the contractor's responsibility?
i. **VENDOR**
107. Should the bidder include dehumidifiers in the HVAC units?
i. **NO**
108. Should we assume 15 windows? Should the windows be Double Insulated Glass low-E vinyl vertical sliders?
i. **YES**
109. Is there a site plan available that can be provided?
i. **NO**
110. Please provide a conceptual floor plan including sizes of rooms listed in Project Scope.
i. **N/A**
111. Please confirm how many seats are needed in the waiting area.
i. **360 SQUARE FEET MINIMUM**
112. Please advise how many seats are needed in the reception area.
i. **2 WORK STATIONS**

113. Please confirm that the nurse's stations is to be a "pass through" set up.
i. **YES**
114. Are there any special requirements for the Biohazard Storage room? Specifically for the doors, locks, walls, floors?
i. **FLOOR DRAIN**
115. Is the concrete foundation expected to be a slab or footers?
i. **SLAB**
116. Is the ramp expected to be in the front or back of the building?
i. **FRONT**
117. Are awnings expected to be over the landings?
i. **YES**
118. Please provide a utility map showing where utility locations and connection are located.
i. **PROVIDED UPON AWARD**
119. Is the Vendor expected to connect the utilities to their current locations or is LKMC bring the utilities to the Vendor?
i. **LKMC WILL PROVIDE WITHIN 5 FT OF BUILDING**
120. What type of Fire Alarm is required?
i. **STAND ALONE**
121. Is there a specific brand of fire alarm required?
i. **NO**
122. Will this be a standalone fire alarm or will it connect back to the campus?
i. **STAND ALONE**
123. Is a Mass Notification System required?
i. **NO**
124. What type of Burglar Alarm is required?
i. **STAND ALONE**
125. Is there a specific brand of burglar alarm required?
i. **NO**
126. Will this be a standalone burglar alarm or will it connect back to the campus?
i. **STAND ALONE**
127. Please confirm expected size of single Storefront entrance door.
i. **MUST MEET ADA GUIDELINES**
128. Is Hardi Panel Stucco acceptable or does the exterior need to be true Stucco that will be applied at the job site?
i. **YES, HARDI PANEL IS ACCEPTABLE**
129. Will there be matching Stucco skirting on the building? If so, please confirm that the stucco will all be the same color.
i. **YES**
130. Is the Vendor required to have a Louisiana license?
i. **YES**
131. Has the Geotechnical been completed?
i. **NO**
132. Regarding the sinks in the exam rooms, please advise if wall hung sinks are acceptable or if casework sinks are needed.
i. **WALL HUNG**
133. There are not any private offices noted in the Project Scope, please confirm that that private offices are not needed.
i. **NO**

134. Is a "Soiled Linens" rooms required in the floor plan?
i. **FOLLOW 2018 FACILITY GUIDELINES**
135. Who is responsible for bringing the utilities within 5' of the job site?
i. **OWNER**
136. Is a sprinkler system required?
i. **NO**
137. Will a riser room be required?
i. **NO**
138. Is the LKMC providing their own Data Comm or will the Vendor be responsible for providing & connecting data comm?
i. **LKMC WILL PROVIDE**
139. If the Vendor is providing Data Comm, where are required data drops? Is Vendor also running conduit & fiber and installing boxes?
i. **NO**
140. Is a comm rack needed in the building?
i. **NO**
141. Please advise of door closers are expected on exam room doors.
i. **NO**
142. For HIPAA regulations, please confirm that walls between exam rooms must contain insulation and go all the way to the deck.
i. **YES**
143. Is STC rating required in interior walls?
i. **Insulate the walls for all exam rooms STC of 60>**
144. Please confirm that solid core interior doors with knock down frame are acceptable.
i. **YES**
145. Will the power requirement be a single phase or 3 phase?
i. **3 PHASE**
146. Please confirm that a Bard wall hung unit will be acceptable for the HVAC unit.
i. **YES**
147. Please confirm that no test and balance will be required.
i. **TEST IS REQUIRED**
148. Please advise if heat trace or insulation will be required on the water or sewer lines under the building.
i. **WATER ONLY**
149. Is there a MBE requirement? If so, please specify.
i. **There is no requirement.**
150. You request a 10 day delivery. That timeline is not reasonable for a new building. Please provide a clear and realistic timeline based on building a new structure to meet your requirements, including permitting, delivery and then properly installing the building.
i. **Please refer time in bid documents Page 7 Item 2.**
151. Is there a floor plan that can be provided?
i. **Award vender to provide floor plan.**
152. Please provide programming details for every space. Include room size. Room finish details.
i. **See page 1 one of bid package**
153. Equipment requirements. (ie, are there heavy floor loads, various electrical loads, etc...)
i. **Standard clinic equipment will be used.**
154. Lighting details

- i. **Please see page 2 of bid packet.**
- 155. Security details
 - i. **Stand Alone Burglar alarm**
- 156. Door details
 - i. **Solid core doors required**
- 157. Is there a soil report that can be shared for the site? For us to design a foundation, we need to understand those conditions.
 - i. **No**
- 158. Is there a staging area for the buildings?
 - i. **Yes, to be timing and space to be coordinated with facility director.**
- 159. Is a rough hardie panel exterior an acceptable alternate to a stucco finish? Otherwise, the stucco will need to be completed on site and will delay the project completion.
 - i. **Hardie panel is acceptable.**
- 160. Can you provide a diagram showing how the steps, decks and ramps are to be oriented?
 - i. **Vendor to provide diagram.**
- 161. Please provide a site plan showing topography. We need to understand where the building is to be set and any issues with the site. (flood plain, etc...)
 - i. **No site plan available.**
- 162. For all systems requested (Line 3H of bid package), please provide all specifications on items required. Are they to tie into an existing system? Do you have a local vendor that is currently providing you these services?
 - i. **Utilities will be provide by owner within five feet of building.**
- 163. In line 3J, please advise how site should be accessed to protect site and reduce interference with ongoing activities.
 - i. **Award vendor will coordinate with facility plant director.**
- 164. Please provide a copy of the special terms and conditions which are referenced in the bid docs.
 - i. **Please see terms and conditions pages 1-6 of the bid documents.**
- 165. Typical warranty on the modular building is one year. A five year would require additional cost. Can we provide the 5 year warranty as an option?
 - i. **Five year warranty is part of the bid requirements.**